

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, SEPTEMBER 26, 2002**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank A. de la Fe, Hunter Mill District
Joan M. DuBois, Dranesville District
Janet R. Hall, Mason District
Ilryong Moon, Commissioner At-Large
Suzanne F. Harsel, Braddock District
Ronald W. Koch, Sully District
Peter F. Murphy, Jr., Springfield District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: John B. Kelso, Lee District

//

The meeting was called to order at 7:40 p.m. by Chairman Peter F. Murphy, Jr.

//

COMMISSION MATTERS

Commissioner Byers, noting that revised development conditions had been distributed tonight, MOVED THAT THE DECISION ONLY ON SEA-98-V-042, BELLE HAVEN COUNTRY CLUB, BE FURTHER DEFERRED TO A DATE CERTAIN OF WEDNESDAY, OCTOBER 2, 2002, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Hall and Wilson seconded the motion which carried unanimously with Commissioner Kelso absent from the meeting.

//

Commissioner Harsel introduced government students from Robinson High School who were in the audience to observe a Planning Commission meeting. She explained to them that on tonight's agenda were Area Plans Review nominations, the process by which citizens could recommend changes to the Comprehensive Plan which guided land use in Fairfax County.

//

Commissioner Wilson announced that FSA-L96-75-1, Sprint PCS, had been withdrawn.

//

ORDER OF THE AGENDA

Chairman Murphy announced that tonight's agenda would consist of the second of three scheduled public hearing sessions on the 2002 South County Cycle Area Plans Review (APR) nominations as follows:

1. Braddock District nominations
2. Mason District nominations.

He noted that no new items would be taken up after 12:00 a.m. and that any items not heard would be carried over to Thursday, October 3, 2002. He added that markup for both Districts was scheduled for Wednesday, October 9, 2002.

This order was accepted without objection.

//

AREA PLANS REVIEW - The Planning Commission will consider proposed Plan Amendment nominations submitted as part of the 2002 South County Cycle Area Plans Review process for the Braddock and Mason Magisterial Districts as summarized in the newsprint document "Fairfax County Comprehensive Plan 2002 South County Cycle Area Plans Review Public Hearings." PUBLIC HEARINGS.

//

BRADDOCK DISTRICT

APR-02-II-2F - 4200, 4210, 4224, 4228, 4220 Rust St. Adopted Plan: Residential 2-3 du/ac; Fairfax Center Area: Baseline: residential 1 du/ac; Intermediate: residential 2 du/ac; Overlay: residential 3 du/ac. Nominated Plan: Add option for residential 4-5 du/ac subject to full consolidation.

Mr. Sterling Wheeler, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of an alternative to the nomination as outlined on page 1 of the staff report.

Mr. Ray Steele, representing the Braddock District Task Force, stated that the Task Force concurred with the staff alternative, with modification as explained on page 2 of the Task Force Report.

In response to a question from Commissioner Byers, Mr. Steele explained that the Task Force recommended that side-load garages be prohibited because it reduced available parking. In response to another question from Commissioner Byers, Commissioner Harsel described the

configuration of a side-loaded garage. Commissioner Smyth suggested that language concerning such garages be very specific.

Chairman Murphy called the first listed speaker and recited rules for testimony before the Commission.

Mr. Jerome Wolgin, 4200 Rust Road, Fairfax, expressed support for the nomination. He cited concerns about the present state of the property and said redevelopment would increase its value.

Mr. David Newman, 11017 Pumpkin Place, Fairfax City, recommended that current Plan language be retained because the proposed density would not be compatible with the surrounding area. He requested that pedestrian access be provided to adjacent park land to the south, mature trees be retained and innovative stormwater management techniques be used.

Gregory Riegle, Esquire, 1750 Tysons Boulevard, McLean, representing the nominator, concurred with the recommendations of staff and the Task Force.

In response to a question from Commissioner Harsel, Mr. Riegle said pedestrian access could be provided to the adjacent park land.

Mr. Christopher Newman, 11017 Pumpkin Place, Fairfax City, expressed opposition to the proposed nomination because the density was not compatible with surrounding development. He requested affected residents of Fairfax City be given an opportunity to comment on the development of the property.

Commissioner Harsel assured Mr. Newman that if an application was filed to rezone the subject property, Pumpkin Place property owners would be given an opportunity to provide their input.

Mr. Michael Sharp, 4116 William Place, Fairfax City, expressed concerns about the proposed density, the loss of mature trees and the ability of Rust Road to handle increased traffic.

There were no further speakers, comments or questions, therefore Chairman Murphy closed the public hearing.

//

MASON DISTRICT

APR-02-I-1J - Monticello Garden Apts., generally located s. of Rt 50, w. of Graham Rd. and n. of the Broyhill Park subdivision. Adopted Plan: Residential 16-20 du/ac. Nominated Plan: Residential 20+ du/ac (up to 40 du/ac).

Ms. Clara Quintero-Johnson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff and the Task Force recommended denial of the nomination and retention of the adopted Plan.

Ms. Michele Depasse, 7025 Strathmore Street, Falls Church, President, Broyhill Park Civic Association, recommended that the nomination be denied, citing concerns about traffic, parking and overcrowded schools. (A copy of her remarks is in the date file.)

Ms. Jackie Dilley, 3251 Brandy Court, Falls Church, also recommended denial of the nomination due to concerns about the ability of area roads, schools and public safety facilities to handle an increase in population. (A copy of her remarks is in the date file.)

Mr. Thomas Godbout, 7310 Marc Drive, Falls Church, speaking on behalf of his parents who lived at 7119 Camp Alger Avenue, Falls Church, said approval of the nomination would have a negative impact on the quality of life for the residents of Broyhill Park and overburden the community infrastructure. He requested that the Commission deny the nomination.

Lynne Strobel, Esquire, Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC, 2200 Clarendon Boulevard, Arlington, representing the nominator, stated that Monticello Garden Apartments consisted of nine buildings constructed between 1962 and 1965. She explained that the nominator was the current owner of the property who envisioned an opportunity for redevelopment of an aging complex balanced by an increase in density. She said the proposal was consistent with the Merrifield Suburban Center planning objectives of providing higher density and mixed-use development near Metro stations and employment centers, with an appropriate transition to existing residential uses. She said in response to concerns expressed by the residents of an adjacent single family detached neighborhood, Broyhill Park, the existing buildings around the perimeter of the property could be retained with the additional density located towards Route 50. She said reasonably priced housing in this area was critical to serve the existing and proposed employment centers located at Fairview Park, Merrifield and Tysons Corner. She noted that the nominator was exploring the possibility of refurbishing the Thomas Jefferson Library as part of the redevelopment. She acknowledged that 40 dwelling units per acre was perhaps too high, and requested that the Commission defer its decision on this nomination so further discussions could be held with the community in an effort to address their concerns.

Commissioner Hall agreed that the proposed density of 40 dwelling units per acre was too high and that traffic and parking concerns had to be addressed. She encouraged the nominator to continue working with the community to address these issues.

Ms. Ellen Carpenter, 3209 Brush Drive, Falls Church, said she was concerned about gentrification of the area and the loss of affordable housing. She read into the record a letter opposing the nomination from Mr. Roscoe Eagle. (The letter is in the date file.)

Commissioner Koch said that traffic had been a problem in the subject area when he had lived there thirty years ago.

Commissioner Alcorn commented that the loss of affordable housing was a serious concern.

Mr. Matt Sitko, 3200 Corday Court, Falls Church, said he was strongly opposed to the nomination due to dangerous traffic conditions. In addition, he said the proposed development would negatively affect property values and the quality of life.

There were no further speakers, comments or questions, therefore Chairman Murphy closed the public hearing.

//

OTPA-S01-I-A1 - Property n. of I-495, e. of Backlick Rd. and s. of the Norfolk Southern Railroad tracks. Adopted Plan: Various uses: office up to .50 FAR, retail up to .35 FAR, public facilities, governmental and institutional uses, industrial, and private open space. Nominated Plan: Add an option for residential use and for mixed use; Changes to nonresidential use guidance.

Ms. Clara Quintero-Johnson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff and the Task Force recommended approval of a staff alternative, as found on page 1 of the staff report.

Fred Taylor, Esquire, with Bean, Kinney and Korman, representing the owner of the Hechinger property, expressed support for the staff alternative.

There were no further speakers, comments or questions, therefore Chairman Murphy closed the public hearing.

//

APR-02-I-1A (Braddock and Mason District) - The Annandale CBC: Commercial area on Little River Tp. and Columbia Pk. bounded on the e. by Evergreen La. and on the w. by Medford Dr. Adopted Plan: Retail, office, alternative uses, public facilities. Nominated Plan: Add text about Plan flexibility for higher potential development intensity.

Ms. Clara Quintero-Johnson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff and the Task Force recommended approval of a staff alternative, as found on page 11 of the staff report.

There were no speakers, comments or questions, therefore, Chairman Murphy closed the public hearing.

//

APR-02-I-2A - Dominion/Va. Power property located s. of Little River Tp. and w. of Mayhunt Ct. Adopted Plan: Public facilities, governmental and institutional uses. Nominated Plan: Residential 8-12 du/ac on 4- 4.5 acre portion of the property.

Ms. Clara Quintero-Johnson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff and the Task Force recommended approval of a staff alternative, as found on page 25 of the staff report.

Mr. Bob Caudrey, President, Pinecrest View Homeowners Association, expressed support for the nomination. He said the Oak Street Builders had addressed all concerns.

Robert Lawrence, Esquire, with Reed Smith, representing Oak Street Builders, the nominator, expressed agreement with a density of 5-8 dwelling units per acre, as recommended by staff and the task force.

There were no further speakers, comments or questions, therefore, Chairman Murphy closed the public hearing.

//

APR-02-I-3A - Two parcels on the s.e. corner of Rt 236 and Carrico Dr. Adopted Plan: Residential 3-4 du/ac, option for office up to .25 FAR with consolidation of the two parcels. Nominated Plan: Change office option to .35 FAR; Add another option for parcel 3A to .35 FAR without consolidation with parcel 4.

Ms. Clara Quintero-Johnson, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She said staff recommended approval of a staff alternative, as found on page 35 of the staff report. She noted that the Task Force recommended retention of the adopted Plan.

Mr. Thomas Gause, 6900 Oak Court, Annandale, representing the Hillbrook-Tall Oaks Civic Association, expressed opposition to the nomination and the staff alternative because it was not compatible with the existing area and would exacerbate traffic and parking problems. (A copy of his remarks is in the date file.)

Ms. Suzy McWilliams, 4905 Kingston Drive, Annandale, expressed opposition to the nomination, citing traffic concerns, loss of trees, and increased noise and air pollution. She recognized those people in the audience who supported her position.

Mr. David Tannous, 6012 Oak Court, Annandale, said he was opposed to amending the current Comprehensive Plan. He said office development was not compatible with the area and would cause serious traffic problems.

Mr. Yery Gonzalez, 4407 Carrico Drive, Annandale, owner of parcel 4, said he was not interested in selling his property. He also said he was opposed to the commercial development of parcel 3a, citing concerns about an increase in traffic which would pose a danger to his children.

Mr. David Brundage, 6921 Oak Court, Annandale, said approval of the nomination would result in the loss of mature trees which buffered the residential development from the commercial area of Annandale. He proposed that the County acquire the parcel for park use.

Commissioner Hall said that acquiring the property for parkland was not an option the Planning Commission could consider.

Ms. Helen Winter, 4901 Kingston Drive, Annandale, said she was not in favor of any change in the use of the subject property.

Mr. Michael Chen, 4422 Carrico Drive, Annandale, said he was opposed to the nomination because he did not want to see an intensification of the use of the property.

Ms. Lynn Harmon, 6905 Oak Court, Annandale, spoke in opposition to the nomination because it would exacerbate existing traffic congestion in the area.

Mr. Erik Yazdani, 6905 Oak Court, Annandale, expressed opposition to the nomination because the library parking lot would be used for cut-through traffic endangering pedestrians. He said sufficient commercial development existed in Annandale.

Ms. Susan Gause, 6900 Oak Court, Annandale, said she was opposed to the nomination because sprawl must be curtailed and natural areas needed to be preserved as a protection against pollution.

Responding to a question from Commissioner Smyth, Mr. Sterling Wheeler, PD, DPZ, said that a house could be built on parcel 3A by-right. Commissioner Smyth pointed out that in that case, every tree could be cut down. Commissioner Hall added that she had spoken with several citizens who had attended a recent Mason District Land Use Committee meeting and told them that, while they may be opposed to the nomination, it was an opportunity for them to consider available options and add language to the Plan which would address their concerns. Commissioner Alcorn commented that if Plan language was not changed, residents were taking a chance that parcel 4 would remain residential and the option for office would not be implemented.

Mr. Douglas Birnie, 5008 Kingston Drive, Annandale, said that if parcel 3A were developed with a house, it was likely that the owner would preserve the trees because they screened the library and its parking lot. He also said he was concerned about cut-through traffic.

Commissioner Hall pointed out to Mr. Birnie that citizens could nominate that parcel of land for an amendment to the Comprehensive Plan in the next APR cycle.

Ms. Elizabeth Baker, Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC, 2200 Clarendon Boulevard, Arlington, representing the nominator, the owner of parcel 3A, said the nomination had included parcel 4 simply because the current Plan text addressed both parcels together. She noted that the owner of parcel 4, developed with a single family house, had testified that he was not interested in selling his property. She pointed out that Plan language did not allow parcel 3A to be developed commercially without the consolidation of parcel 4. She described surrounding uses and said the nomination property was the only property fronting on Route 236 which was not commercially zoned, representing an inequity in the Plan. She said the nomination, if approved, would allow parcel 3A to develop on its own, with conditions mitigating any impacts on the surrounding neighborhood. She distributed photographs of the area. (These photographs are in the date file.) She said although the staff alternative recommended a FAR of .3, the nominator felt that .35 was a more appropriate FAR. She described the nominator's proposal, including access options to minimize the traffic impact on the area. She explained that the Task Force vote had been very close, 6-5, opposing the nomination. She said approval of the nomination would remedy the inequity which existed in the current Plan.

Responding to a question from Commissioner Hall, Ms. Baker said the current Plan was inequitable because similarly situated properties in the area were planned for office development. Commissioner Hall said she was not convinced that the Plan was inequitable and pointed out that the current zoning had existed on the property when it had been purchased by Ms. Baker's client.

In response to a concern expressed by Commissioner Byers about commercial encroachment, Ms. Baker reiterated the fact that parcel 3A was the only parcel fronting on Route 236 which did not have a commercial option.

Responding to a question from Commissioner Alcorn about nominating property over the objections of the landowner, Ms. Baker again said the only reason parcel 4 had been included in the nomination was because Plan text addressed them together.

In response to a question from Commissioner de la Fe, Ms. Baker said that the nominator could support the staff alternative of changing the option for office use for parcel 3A only, but would prefer a FAR of .35, not .30 as recommended by staff.

Ms. Baker and Mr. Wheeler responded to questions from Commissioner Wilson about the impact approval of the nomination would have on future development of parcel 4 and the amount of buffering required between commercial and residential development. Commissioner Wilson commented that she was concerned about eliminating consolidation requirements from the Plan without compelling reasons, excluding economic concerns of a nominator.

Ms. Lisa Sokol, 4416 Hillbrook Drive, Annandale, said she lived at the bottom of Hillbrook Drive where many traffic accidents had occurred. She said additional traffic would only exacerbate already dangerous conditions.

Mr. Louis Roland, 4411 Carrico Drive, Annandale, said the subject property was not large enough for office development. He added that if the property were developed, it would be very difficult and dangerous for the residents of Carrico Drive to access Route 236.

In response to a question from Commissioner Harsel, Mr. Roland said that in his opinion the subject property was best suited for the development of one, possibly two houses.

There were no further speakers, comments or questions, therefore, Chairman Murphy closed the public hearing.

//

APR-02-I-4A - Parcel on n.w. corner of Shenandoah Av. and Blue Ridge Av.
Adopted Plan: Residential .5-1 du/ac. Nominated Plan: Residential 1-2 du/ac.

Ms. Clara Quintero-Johnson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She said that staff and the Task Force recommended retention of the adopted Plan.

Chairman Murphy called the first listed speaker.

Ms. Joan Hebrance, 4904 Brook Hills Drive, Annandale, President, Brook Hills Estates Civic Association, expressed opposition to the nomination because an increase in the number of dwelling units per acre would drastically change the character and density of the community. In addition, she said it would overburden area roads and the stormwater management system, increase population and traffic congestion, and adversely impact the environment and natural beauty of the community.

Mr. Sabino Romano, 6306 7th Avenue, Alexandria, said he and his brother were the owners of the subject property and the nominators of the proposed Amendment. He said allowing two homes to be built on the site would allow the preservation of trees in the center of the site. He said if the nomination was not approved, he would build a house in the center, resulting in the loss of trees.

Ms. Judy Quaely, 5004 Phillip Road, Annandale, Secretary, Brook Hills Civic Association, said she had contacted about 40 percent of the residents of Brookhill, all of whom were opposed to the nomination because it would change the character of the neighborhood and could set a precedent for increasing density.

Mr. Frank Medina, 5054 Blue Ridge Avenue, Annandale, said he was in favor of retaining the current Plan language. He said he owned property adjacent to the nomination property and was concerned that two houses would exacerbate existing water runoff and erosion problems on his property.

There were no further speakers, comments or questions, therefore, Chairman Murphy closed the public hearing.

//

The Commission recessed at 10:10 p.m. and reconvened at 10:20 p.m.

//

APR-02-I-1B - Property fronting on Landess St. and parcels 61-3 ((8))1 and 3; excluding other property adjacent to Braddock Rd. or Summit Pl. Adopted Plan: Residential 2-3 du/ac. Nominated Plan: Residential 4-5 du/ac.

Ms. Clara Quintero-Johnson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff and the Task Force recommended retention of the adopted Plan.

Mr. John Lavoie, 6377 Landess Street, Alexandria, nominator, recognized people in the audience who supported this nomination. He explained that the houses on Landess Street were small on large lots and approval of the nomination would allow for an orderly and meaningful redevelopment at a density of R-4, which would be compatible with the overall density of the area.

Mr. Terry Kester, 3911 Wheat Court, Alexandria, Dowden Terrace Homeowners Association, said he was opposed to an increase in density because it would adversely affect the quality of life for residents of the entire area.

Mr. Mickey Innis, 6324 Landess Street, Alexandria, said he and most of the residents of Cherry Heights supported the nomination.

Mr. Ken Moore, 6319 Landess Street, Alexandria, expressed support for the nomination

Mr. Alfred Brower, 4212 Summit Place, Alexandria, said he opposed the nomination, citing density and traffic concerns. He read into the record a letter from Mr. Alan Bird, 6315 Landess Street, Alexandria, which expressed his opposition to the nomination because it would cause unsafe traffic conditions on area roads. (A copy of this letter was not submitted for the date file.) There were no further speakers, comments or questions, therefore, Chairman Murphy closed the public hearing.

//

OTPA-S02-I-B1 - The Seven Corners Shopping Center, generally located e. of the Arlington Bv. and Leesburg Pk. intersection; Parcel 51-3((1))29 is located s. of Arlington Bv.; Parcel 51-3 ((1))29A is located n. of Arlington

Bv. Adopted Plan: Parcel 29: Regional Shopping Center up to .50 FAR, with bus transfer center, drive-through uses are limited to a maximum of two; Hotel use is an option; Parcel 29A is planned for office. Nominated Plan: On Regional Shopping Center portion, increase drive-through uses to a maximum of three.

Ms. Clara Quintero-Johnson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She said the Task Force recommended approval of a preliminary staff alternative that provided an option for a third drive-through use, conditioned on the use being compatible with the planned bus transfer center. After the Task Force met, she said the staff recommendation had been revised and now recommended that action be deferred on this proposal and that it be processed as a concurrent Plan Amendment as allowed by the County's policy for revitalization areas.

Mr. Terry Kester, 3911 Wheat Court, Alexandria, Dowden Terrace Homeowners Association, said he was opposed to an increase in density because it would increase the congestion of the area.

Commissioner Hall pointed out that one of the reasons for this nomination was to encourage mass transit.

Mark Looney, Esquire, with Cooley Godward, representing the property owner, Saul Centers, expressed support for the deferral of this item. He said when Saul Centers filed a special exception amendment application to downsize the full development of the shopping center, the County asked that the existing bus station be relocated and space for a pedestrian crossing over Route 50 be provided. He explained that if both of these public facilities were accommodated, a substantial number of parking spaces would be lost. Therefore, he said the property owner had requested approval to file an out-of-turn plan amendment to allow an option for a third drive-through use which would require fewer parking spaces than a stand-alone facility. He said discussions were ongoing with the County's zoning and transportation staff concerning the layout of these facilities and a revised special exception application would be filed in the near future. He said deferral of this nomination would allow the entire proposal to be thoroughly evaluated.

There were no further speakers, comments or questions, therefore, Chairman Murphy closed the public hearing.

//

OTPA-S02-I-B2 - Munson Hill Towers, generally located s. of Leesburg Pk. and w. of the Aura Heights subdivision. Adopted Plan: Residential 16-20 du/ac. Nominated Plan: Residential 20+ du/ac (up to 35 du/ac).

Ms. Clara Quintero-Johnson, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff

concurred with the Task Force alternative as found on page 23 of the Mason District Task Force Report.

Mr. Tom Martin, 3318A Wilkins Drive, Falls Church, speaking for Kaye Kory, the Mason District School Board member, who was unable to attend tonight's meeting, said she was opposed to the nomination because of concern about the overcrowding of schools serving the nominated property. He also relayed, at Ms. Kory's request, the opposition to the nomination from three of her neighbors, Karen Bopp, Elliott McEntee and Laura Reichenbaugh. Mr. Martin said he too was opposed to the nomination, citing concerns about density, public school infrastructure, traffic, parking, and additional development.

Mr. Donald Giffhorn, 3318 Wilkins Drive, Falls Church, said he was opposed to the nomination for the same reasons cited by Mr. Martin.

In response to a question from Commissioner Alcorn, Mr. Sterling Wheeler, PD, DPZ, said that although staff requested public facility evaluations, no comment had been received from the Fairfax County Public Schools (FCPS) on this item. Commissioner Smyth said that no comment had been received from the FCPS on her nominations either. Chairman Murphy asked staff to relay a message to the FCPS that the Planning Commission was concerned that evaluations of the impact the proposed Amendments would have on the school population had not been received.

Mr. Timothy Gordon, 3310 Nevios Street, Falls Church, agreed with the comments made by the previous speakers. He said overflow parking was a serious problem on Nevios Street and requested that the property owner be required to provide adequate parking.

Benjamin Tompkins, Esquire, 3110 Fairview Park Drive, Falls Church, representing the nominator and owner of the subject property, said the proposed Amendment would allow the addition of 96 units in two buildings to the existing 279 units in three buildings of Munson Hill Towers. He said the proposal was consistent with objectives of the Policy Plan because it would provide an opportunity to increase the stock of reasonably priced rental housing in close proximity to employment centers and major transportation arteries. He said the nominator concurred with the staff recommendation of reducing the number of units to 30 per acre, but was concerned about the recommendation requiring a significant reinvestment in or renovation of the existing units. He said the units, buildings and grounds were in excellent condition, well maintained and consistently updated and that approximately four million dollars had been reinvested in the property in the last ten years. Addressing the concerns raised by the speakers, he said multi-family developments tended to generate fewer school children, that the additional 96 units would not significantly impact the already congested Route 7, and that adequate parking presently existed and below grade parking would be provided with the expansion.

Mr. David Franke, 3318B Wilkins Drive, Falls Church, an abutting property owner, said the applicant's first proposal had been to add 96 units to fund the renovation of the existing units and had been subsequently increased to 158 units, again due to the need to renovate property. He

said it seemed odd that the nominator was now contesting staff's requirement that the development of additional property be tied to the renovation when that had been the initial reason given for the request to construct additional units. He also said he was concerned about the height of the new buildings.

Mr. Daren Martin, 3318A Wilkins Drive, Falls Church, said the back of his house faced Munson Hill Towers. He cited concerns about traffic, noise, parking and an increase in the enrollment at area schools.

Mr. Michael Swartzman, Director of Development, Washington Real Estate Investment Trust, stated that the purpose of the nomination had never been to fund the renovation of the existing units and he did not know why such language was contained in the staff report. He reiterated that the property was well-maintained and consistently upgraded, as stated by Mr. Tompkins. He pointed out that the number of additional units being requested was 96. He noted that Munson Hill Towers was an excellent project and that the proposed addition would enhance the property even more with very little hardship on the surrounding area.

Commissioner Wilson noted that the staff report stated that a letter had been received from the property owner dated April 4, 2002 which indicated that to reinvest in the property, an increase in the number of units was needed. Mr. Sterling Wheeler, PD, DPZ, said he believed the intent of the letter had been misconstrued. He said he did not think the intent of the letter was that additional units were needed to renovate the existing units, but rather that the owner wanted to put more money into the project by building more units and maintaining the existing amenities.

There were no further speakers, comments or questions, therefore, Chairman Murphy closed the public hearing.

//

APR-02-I-1L - Shopping center (w/Ames Dept. Store) and hotel generally e. of I-395 and fronting on Bren Mar Dr. and Edsall Rd. Adopted Plan: Retail use. Nominated Plan: Add option for residential 20+ du/ac (up to 30-40 du/ac) which may include a retail component; consider adding area to the Beltway South Industrial Area.

Ms. Clara Quintero-Johnson, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of a staff alternative as found on page 91 of the staff report. She said the Task Force recommended approval of the nomination with modification as found on page 14 of the Task Force Report.

Barnes Lawson, Jr., Esquire, 6045 Wilson Boulevard, Arlington, representing the nominator, stated that the subject property had been zoned for commercial use for many years. He explained that all the leases would expire at the same time and as a result the owner felt this was an excellent opportunity to submit a Plan Amendment for a residential option, which would

allow him to build a high-quality residential project with complementary retail uses. He said the concerns of the community had been heard and addressed in proposed conditions which would be associated with the Plan Amendment.

Ms. Rose McFarland, 6234 Indian Run Parkway, Alexandria, President, Bren Mar Civic Association, read into the record a letter from Mr. George B. Madill, Vice President, Bren Mar Civic Association dated June 18, 2002, which stated that although more study and design needed to be done to ensure that a PDM designation and high density residential development was the most appropriate use of the property, the Civic Association supported the proposed Plan Amendment and would work with the developer and staff on the details of the development in the rezoning phase. (A copy of the letter is in the date file.) Ms. McFarland said the Association was concerned about the requested density and access designs, and the impact of the proposed development on area schools and traffic.

In response to a question from Commissioner Smyth, Sterling Wheeler, PD, DPZ, said the FCPS had provided information about the impact the nomination, if approved, would have on the enrollment of elementary, middle and high schools. Commissioner Hall requested that the Commission be provided with these statistics.

Commissioner Murphy requested that the Department of Planning and Zoning develop a process to ensure that information was received from Schools concerning the impact proposed Plan Amendments would have on school enrollment for the next review cycle. Mr. Fred Selden, PD, DPZ, indicated that he would do this. Commissioner Wilson requested that this information be provided routinely in staff presentations to the Commission on all applications. Commissioner Smyth requested that school statistics be provided on the overall impact of all pending applications in each District.

There were no further speakers, comments or questions, therefore, Chairman Murphy closed the public hearing.

//

APR-02-I-2L: Property on the s.w. corner of Rt. 236 and Cherokee Av.
Adopted Plan: Office use up to .25 FAR with consolidation with abutting
parcel to west. Nominated Plan: Add option for commercial and retail uses
up to .25 FAR without consolidation with abutting parcel.

Ms. Clara Quintero-Johnson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that both staff and the Task Force recommended that the nomination be denied and the current Plan be retained, as found on page of 105 of the staff report and page 17 of the Task Force Report.

Chairman Murphy called for speakers from the audience, but received no response, therefore, he closed the public hearing.

//

APR-02-II-1F: Commercial development located on or near Rt. 236 between Pineland St. and Woodburn Rd. Adopted Plan: Retail use except parcel 7 which is office use. Nominated Plan: Clarifies the location of the existing retail and office use.

APR-02-II-5F: Commercial development located on or near Rt 236 between Pineland St. and Woodburn Rd. Adopted Plan: Retail use except parcel 7 which is office use. Nominated Plan: Proposes expanding the area addressed by Recommendation #10 to include all commercial uses between Woodburn Rd. and Pineland St; Recommendation #10 states that the commercially zoned area should not be expanded.

Ms. Clara Quintero-Johnson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of a staff alternative as found on page 113 of the staff report. She said the Task Force concurred with the staff recommendation.

Commissioner Hall noted for the record that Ms. Fran Wallingford, representing the Mantua Citizens Association, supported the recommendation of staff and the Task Force.

Chairman Murphy called for speakers from the audience, but received no response, therefore, he closed the public hearing.

//

The meeting was adjourned at 11:32 p.m.

Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Meeting by: Mary A. Pascoe
Minutes by: Linda B. Rodeffer

Approved on: July 14, 2004

Linda B. Rodeffer, Clerk to the
Fairfax County Planning Commission